



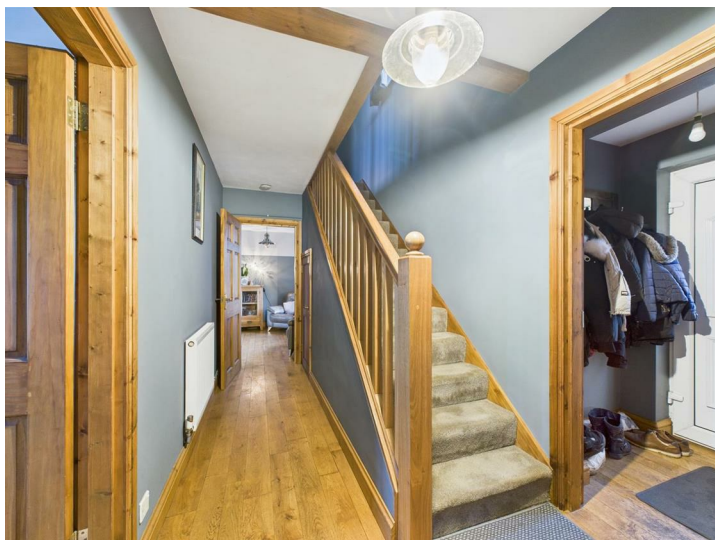
Nestled on the edge of Kington St Michael, this well-presented semi-detached house offers a delightful blend of modern living and picturesque countryside views. With four bedrooms, this property provides flexible accommodation, making it ideal for families or those seeking extra space. The generous dual-aspect sitting room, complete with patio doors, invites natural light and offers a seamless connection to the lovely level garden, perfect for family gatherings on summer evenings.

The sizeable kitchen/dining room overlooks the rear garden, creating a warm and inviting atmosphere for meal preparation and entertaining. The property boasts a modern design, ensuring comfort and convenience throughout. Additionally, the private gated driveway accommodates up to four vehicles, leading to a detached double garage, providing ample storage and parking options.

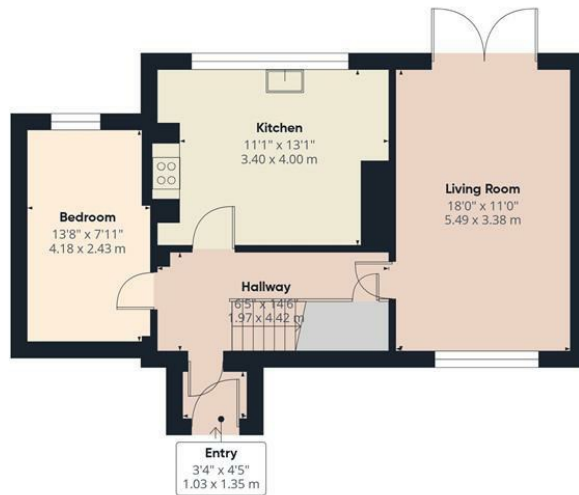
Set in a wonderful countryside position, the house enjoys glorious views at both the front and rear, enhancing the tranquil living experience. The family-friendly garden, located to the side and rear, offers a safe space for children to play and for adults to unwind.

Conveniently located near the train station and local amenities in Chippenham and Corsham, this property combines rural charm with accessibility. There is also further potential to extend and add value, subject to any necessary consents, making this an exciting opportunity for prospective buyers. This semi-detached house is not just a home; it is a lifestyle choice, offering comfort, space, and a connection to nature.

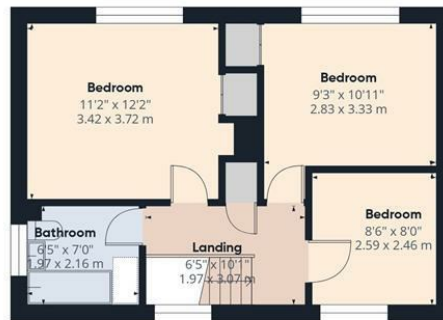
- Well-presented semi-detached house with flexible accommodation
- Convenient location close to the train station and amenities in Chippenham, Corsham, & the M4 corridor
- Further potential to extend and add value (subject to any necessary consents)
- Lovely level and family-friendly garden to the side and rear
- Sizeable kitchen/dining room overlooking rear garden
- Generous private gated driveway leading to detached double garage
- Pleasant dual-aspect sitting room with patio doors
- Wonderful countryside position with glorious leafy views at front and rear
- Four well-proportioned bedrooms







Ground Floor



First Floor



Approximate total area<sup>(1)</sup>

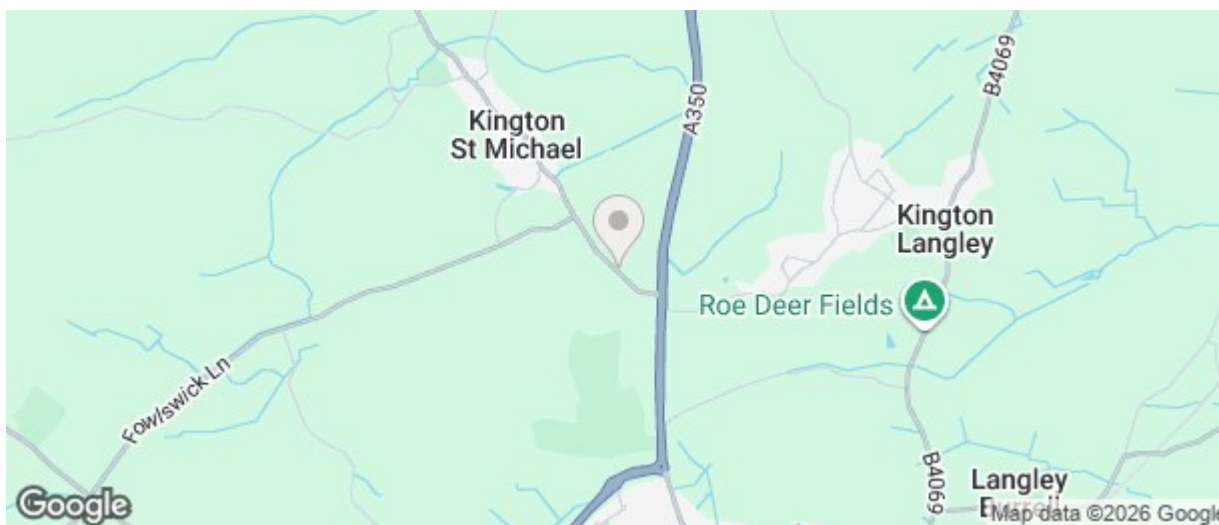
990 ft<sup>2</sup>

92 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing